

LOCUS MAP
NOT TO SCALE

Being A.P. 10 B, Lot 12
Total area of lot = 13.19 AC.

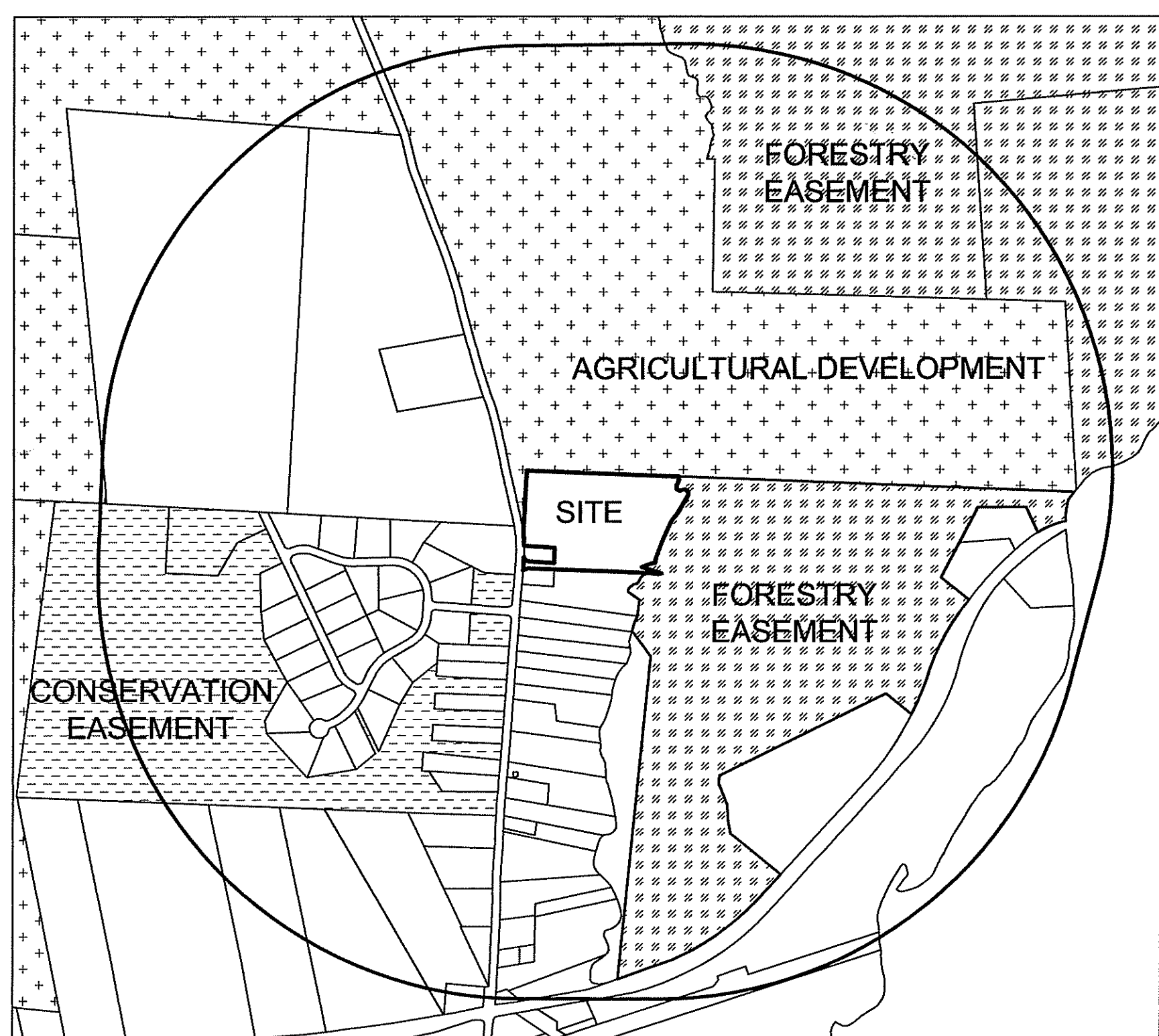
SITE CONTEXT MAP
FOR
MEADOW BROOK FOREST
A MAJOR RESIDENTIAL SUBDIVISION

NOTES:

1. AERIAL PHOTOGRAPHY TAKEN FROM 2011 RIGIS IMAGERY.
2. CONTOURS WERE TAKEN FROM RIGIS LIDAR DATA 2011.
3. THE PROPOSED LOTS ARE LOCATED WITHIN THE FOLLOWING AREAS:
NATURAL HERITAGE DISTRICT
AQUIFER OVERLAY DISTRICT
PARTIALLY THE FLOOD ZONE A AREA IS IN THE FLOOD HAZARD AREA
4. THE SUBJECT PROPERTY AND ALL LOTS WITHIN A HALF MILE ARE IN ZONE R-3 WITH THE EXCEPTION OF THE AREA OF INDUSTRIAL ZONING SHOWN ON THE MAP.
5. ALL LOTS WITHIN A HALF MILE RADIUS FALL WITHIN THE AQUIFER OVERLAY DISTRICT.

PROPERTY OWNER/APPLICANT
STORYBOOK HOMES, INC
195 WIDOW SWEETS ROAD
EXETER, R.I. 02822

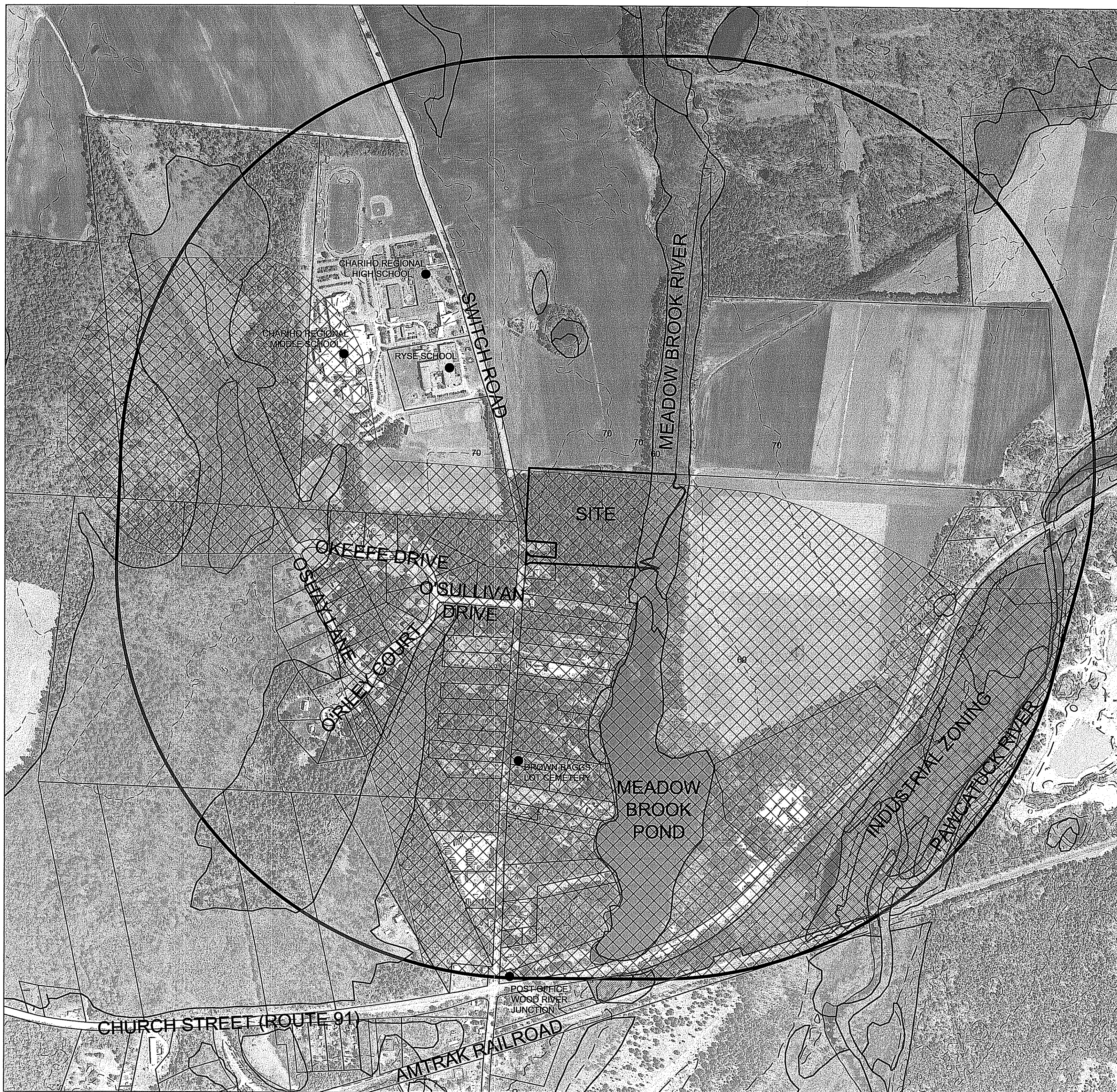
PARCEL ZONING R-3
MINIMUM LOT AREA = 3.0 ACRES
MINIMUM FRONTAGE = 300'
FRONT SETBACK = 50'
SIDE SETBACK = 35'
REAR SETBACK = 100'



CONSERVATION AREAS
SCALE 1" = 800'

SHEET INDEX

1. AREA CONTEXT MAP
2. EXISTING CONDITIONS MAP
3. RECORD PLAN
4. GRADING PLAN
5. PLAN AND PROFILE
6. DRAINAGE DETAILS
7. INFILTRATOR DETAILS
8. GENERAL DETAILS



Scale 1" = 400'

HALF MILE RADIUS
SCALE 1" = 400'

LEGEND	
	NATURAL HERITAGE AREA
	RIGIS WETLANDS
	INDUSTRIAL ZONING
	PUBLIC FACILITY

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
REVIEWED SITE PLAN APPLICATION NO.: 15-0021
DATED APR 21 2015
SEE LETTER OF SAME DATE.

SITE CONTEXT MAP

FOR

MEADOW BROOK FOREST

A MAJOR RESIDENTIAL SUBDIVISION

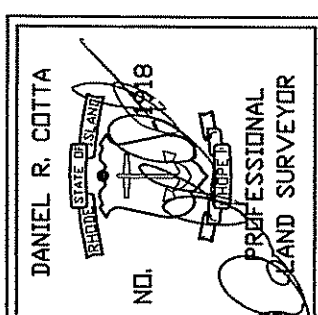
LOCATED AT
SWITCH ROAD
RICHMOND, R.I.

Drawn By: JPL Checked By: DrC

Scale: AS SHOWN Date: 02/11/2015

NO. REVISION

BY DATE



AMERICAN ENGINEERING, INC.

DANIEL R. COTTA Professional Engineer / Professional Land Surveyor

400 South County Trail - Suite A 201
Exeter, Rhode Island 02822

Phone (401) 294-4090 / Fax (401) 294-3625

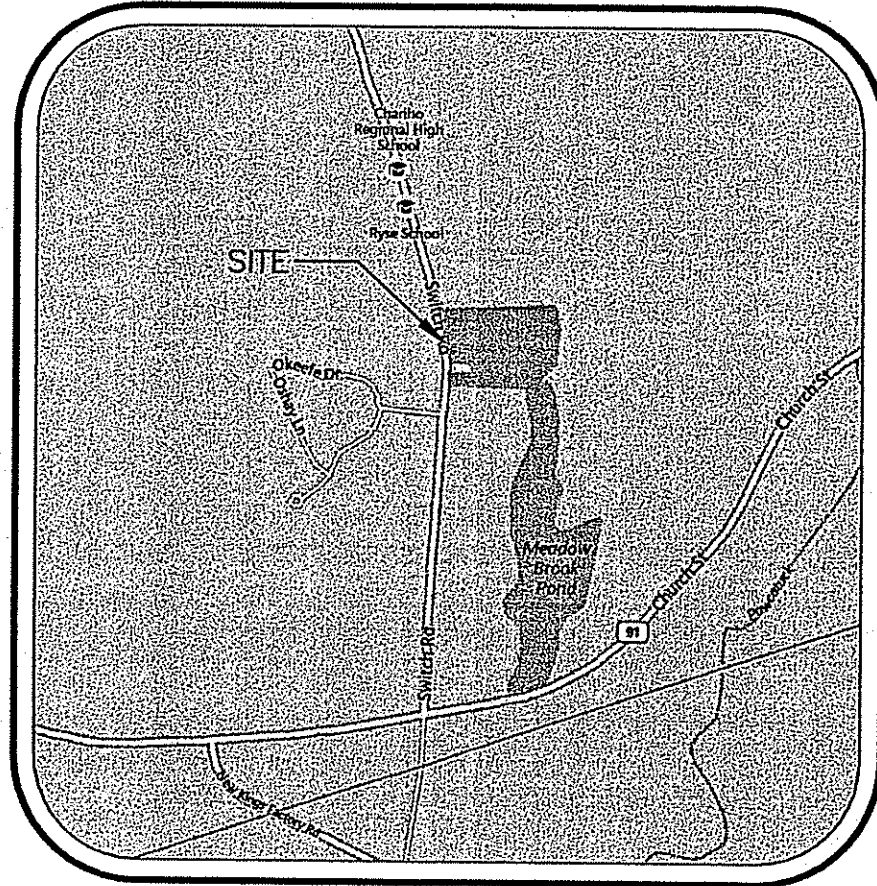
Sheet

1

of 8 sheets

Drawing No.

114188



LOCUS MAP
NOT TO SCALE

EXISTING CONDITIONS PLAN
FOR
MEADOW BROOK FOREST
A MAJOR RESIDENTIAL SUBDIVISION

BEING A.P. 10B, LOT 12
LOT AREA = 13.19 AC.

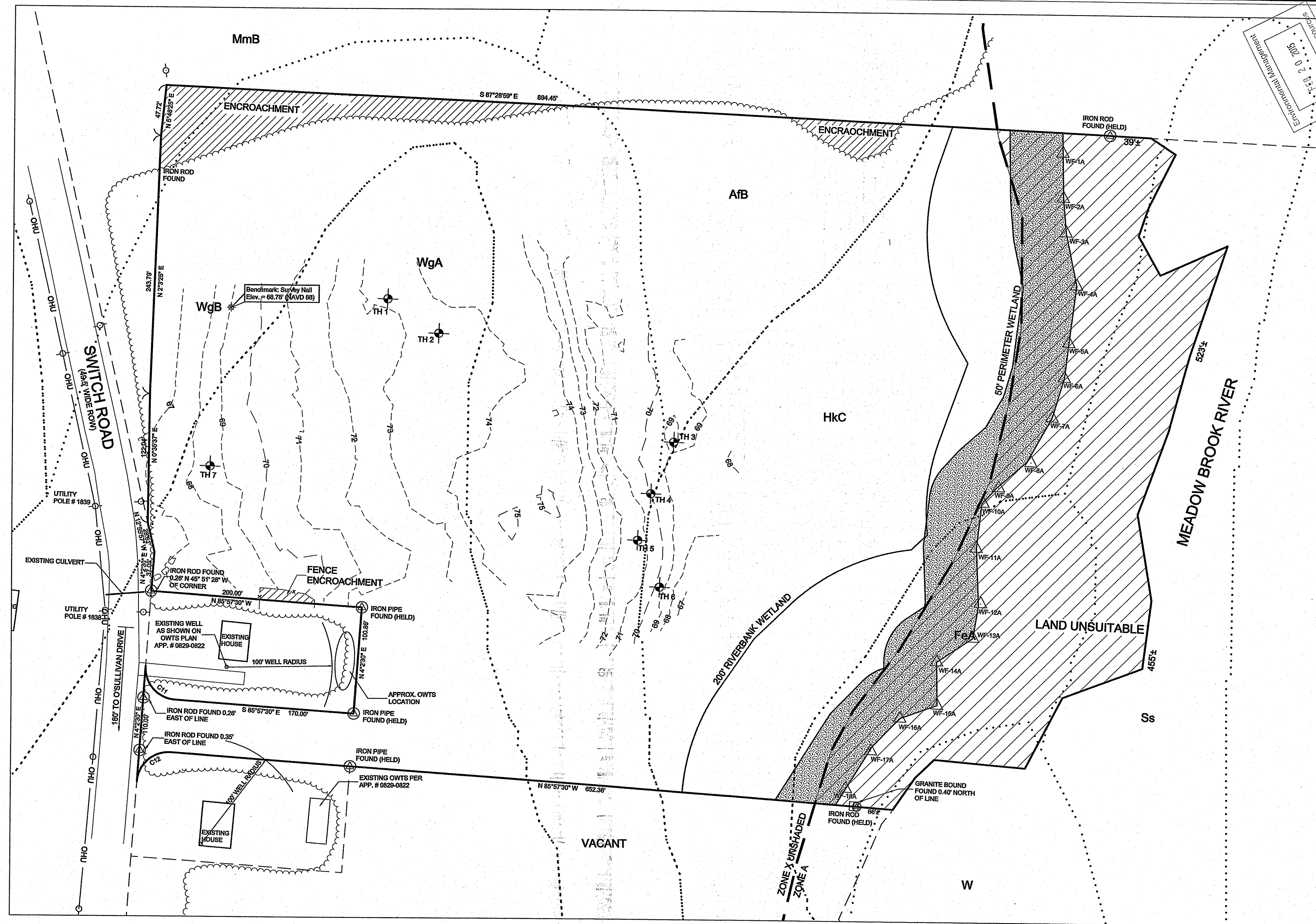
PROPERTY OWNER/APPLICANT
STORYBOOK HOMES, INC.
195 WIDOW SWEETS ROAD
EXETER, RI 02822

PARCEL ZONING R-3
MINIMUM LOT AREA = 3.0 AC.
MINIMUM FRONTAGE = 300'
FRONT SETBACK = 50'
SIDE SETBACK = 35'
REAR SETBACK = 100'

FEMA DETERMINATION
PARTIALLY IN:
ZONE "A" - AREAS WITH 1% ANNUAL CHANCE OF FLOODING
PRIMARILY IN:
ZONE "X (UNSHADED)" - AREA OF MINIMAL FLOOD HAZARD
PANEL NO. - 44009C0154H
EFFECTIVE DATE - OCTOBER 19, 2010

NOTES:

1. 1 BUILDABLE LOT EXISTING.
2. 3 BUILDABLE LOTS PROPOSED.
3. EACH LOT WILL BE SERVED BY A PRIVATE WELL.
4. EACH LOT WILL HAVE AN ONSITE WASTEWATER TREATMENT SYSTEM (OWTS).
5. EXISTING BUILDINGS TAKEN FROM AERIAL PHOTOGRAPHY, 2011.
6. SITE SPECIFIC CONTOURS WERE GATHERED FROM FIELD SURVEYING PRACTICES.
7. THERE ARE NO KNOWN CEMETERIES ON THIS PROPERTY.
8. THE MAJORITY OF THE SITE IS WOODED WITH THE EXCEPTION OF THE GRASS ENCROACHMENT AREAS ALONG THE NORTHERN PROPERTY LINE.
9. THERE ARE NO AREAS OF AGRICULTURAL USE EXCEPT IN THE ENCROACHMENT AREAS.
10. THE PROPOSED LOTS ARE LOCATED WITHIN THE FOLLOWING AREAS:
NATURAL HERITAGE DISTRICT
AQUIFER OVERLAY DISTRICT
THE FLOOD ZONE A AREA IS IN THE FLOOD HAZARD AREA.
11. THE WETLAND EDGE WAS FLAGGED BY KATHLEEN P. MANGAN IN DECEMBER 2014.
12. PROPERTY LINE INFORMATION TAKEN FROM THAT PLAN ENTITLED "SURVEY PLAN A.P. 10B/LOT 12 SWITCH ROAD RICHMOND, R.I. SCALE 1" = 60' DATE: OCTOBER 10, 2014 PREPARED FOR DAVID KEACH PREPARED BY OCEAN STATE PLANNERS, INC."



LEGEND

- UTILITY POLE FOUND
- GRANITE /STONE BOUND FOUND
- GRANITE BOUND TO BE SET
- IRON ROD/PIPE FOUND
- REMNANTS STONEWALL FOUND
- WOODEN FENCE FOUND
- EXISTING PROPERTY LINE
- ABUTTER PROPERTY LINE
- EXISTING TREELINE
- RIGIS SOIL LINES

Kindly be advised that this Permit is not equivalent to a verification of the type or extent of freshwater wetlands on site.

TOWN OF RICHMOND, RHODE ISLAND
RECEIVED FOR RECORD

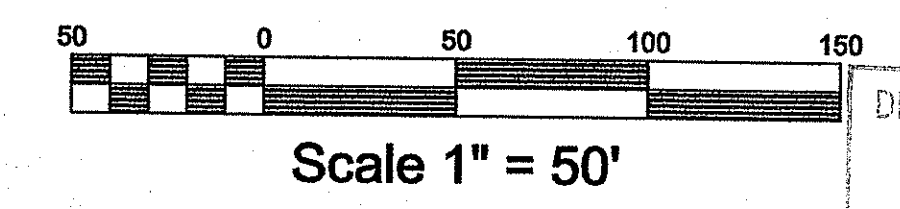
AT _____ M. _____

MAP # _____ SLIDE # _____

Tracy A. Nelson
Town Clerk

APPROVED BY THE ADMINISTRATIVE OFFICER

Rob Rock _____ Date _____



LOT CURVE DATA TABLE

C11	90°00'00"	30.00	47.12	S 40°57'30" E	42.43
C12	90°00'00"	30.00	47.12	S 49°02'30" W	42.43

(SEE RECORD PLAN SHEET 3 OF 8 FOR CLASS 1 SURVEY)

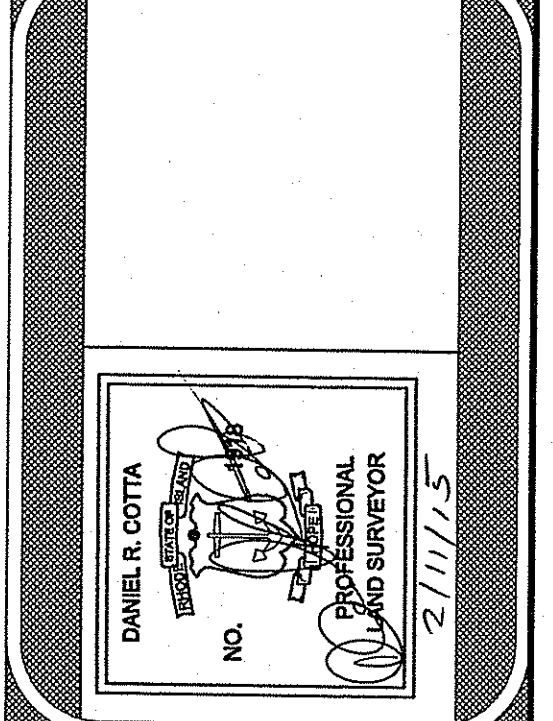
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
REVIEWED SITE PLAN APPLICATION NO. 15-0021
DATED APR 21 2015
SEE LETTER OF SAME DATE.

EXISTING CONDITIONS PLAN
FOR
MEADOW BROOK FOREST
A MAJOR RESIDENTIAL SUBDIVISION
LOCATED AT
POLE # 1839 - SWITCH ROAD
RICHMOND, R.I.

Drawn By: JPL
Scale: 1" = 50'

Checked By: Drc
Date: 02/11/2015

NO.	REVISION	BY	DATE



AMERICAN ENGINEERING, INC.
Professional Engineer / Professional Land Surveyor
DANIEL R. COTTA
400 South County Trail - Suite A 201
Exeter, Rhode Island 02822
Phone (401) 294-4080 / Fax (401) 294-3625

Sheet
2
of 8 sheets
Drawing No.
114188

RECORDED PLAN
FOR
MEADOW BROOK FOREST
A MAJOR RESIDENTIAL SUBDIVISION

BEING A.P. 10B, LOT 12
LOT AREA = 13.19 AC.

PROPERTY OWNER/APPLICANT
STORYBOOK HOMES, INC.
195 WIDOW SWEETS ROAD
EXETER, RI 02822

PARCEL ZONING R-3
MINIMUM LOT AREA = 3.0 AC.
MINIMUM FRONTAGE = 300'
FRONT SETBACK = 50'
SIDE SETBACK = 35'
REAR SETBACK = 100'

TOWN OF RICHMOND, RHODE ISLAND
RECEIVED FOR RECORD

AT _____ M. _____

MAP # _____ SLIDE # _____

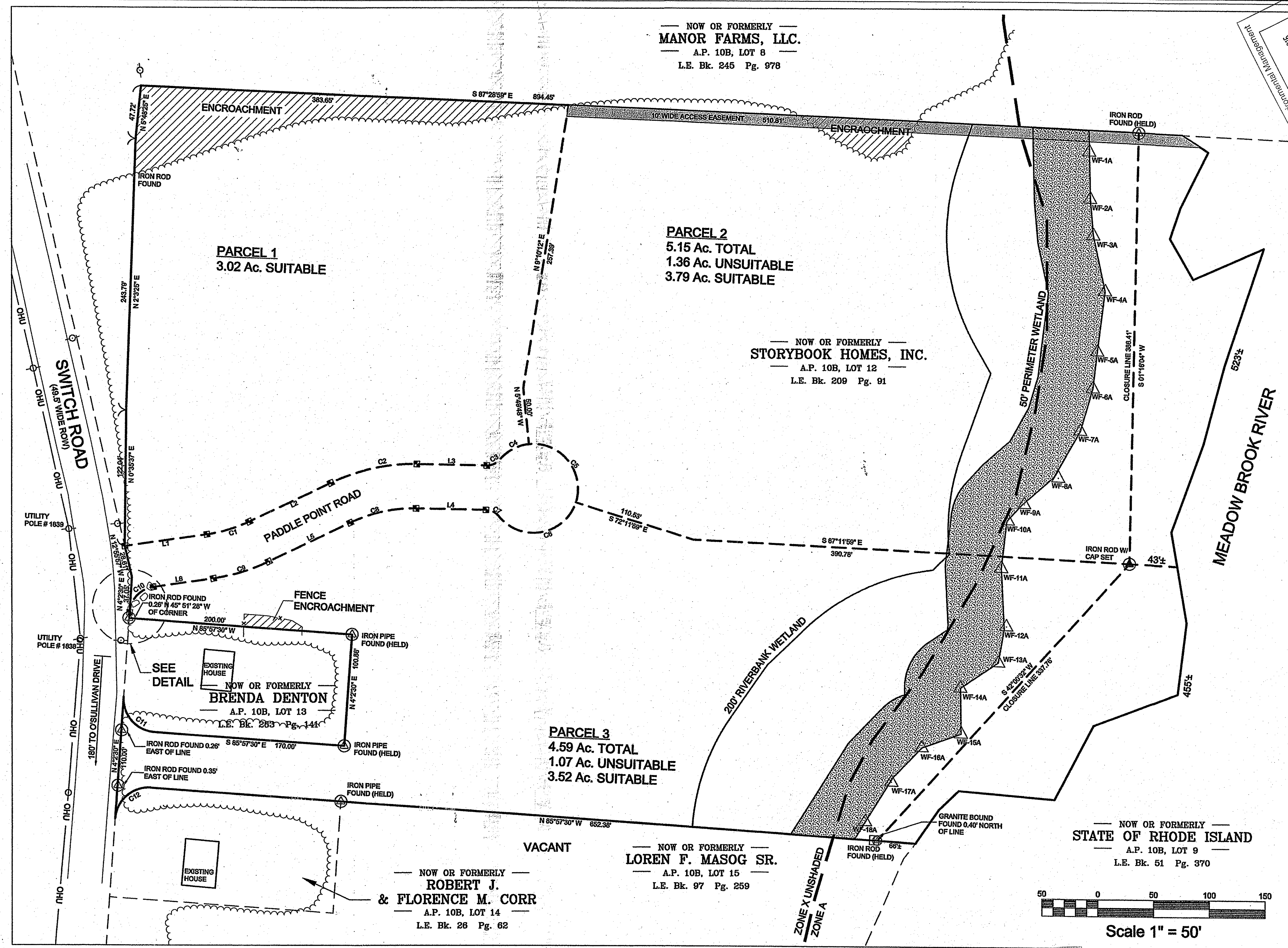
Tracy A. Nelson
Town Clerk

APPROVED BY THE ADMINISTRATIVE OFFICER

Rob Rock _____ Date _____

REFERENCES:

- REFERENCE IS HEREBY MADE TO THAT PLAN ENTITLED "SURVEY PLAN A.P. 10B/LOT 12 SWITCH ROAD RICHMOND, R.I. SCALE 1" = 60' DATE: OCTOBER 10, 2014 PREPARED FOR DAVID KEACH BY: OCEAN STATE PLANNERS, INC."
- REFERENCE IS HEREBY MADE TO THAT PLAN ENTITLED "PLAN SHOWING PROPERTY LINES AS A RESULT OF ABANDONMENT OF OLD ROAD IN THE TOWN OF RICHMOND, R.I. PROPERTY OF TUCKAHOE TURF FARMS, INC. WOOD RIVER JUNCTION, R.I. SCALE: 1" = 100'. DATE: SEPTEMBER 1997" SAID PLAN BEING RECORDED IN THE TOWN OF RICHMOND MAP 218 SLIDE 157B.
- REFERENCE IS HEREBY MADE TO THE PLAN ENTITLED "COMPILATION PLAN ABANDON OLD ROAD AND A PORTION OF SWITCH ROAD IN THE TOWN OF RICHMOND, R.I. PLATTED FOR TUCKAHOE TURF FARMS, INC. SCALE: 1" = 100', DATE: OCTOBER 1996, BY: JACKSON SURVEYING" SAID PLAN BEING RECORDED IN THE TOWN OF RICHMOND AS MAP 147A.
- REFERENCE IS HEREBY MADE TO THAT PLAN ENTITLED: "PLAN OF PROPERTY OF MARTTI AND DOROTHY RAUHALA HOPE VALLEY-WOOD RIVER JUNCTION ROAD, RICHMOND R.I. SCALE: 1" = 100', DATE: NOV. 2 1990, BY: H.A. EMERSON, CIVIL ENGR." SAID PLAN BEING RECORDED IN THE TOWN OF RICHMOND PLAT BOOK 1 PAGE 40.
- REFERENCE IS HEREBY MADE TO THAT PLAN ENTITLED "SURVEY OF TUCKAHOE FARMS FOR RHODE ISLAND AGRICULTURAL LAND PRESERVATION COMMISSION AP 9B LOT 1 & AP 10B LOT 8 SWITCH ROAD RICHMOND, RHODE ISLAND. DATE: JANUARY 2008, SCALE: 1" = 300', BY: NATIONAL SURVEYORS-DEVELOPERS INC." SAID PLAN BEING RECORDED IN THE TOWN OF RICHMOND AS MAP 369-B.
- REFERENCE IS HERBY MADE TO THAT PLAN ENTITLED "PLAT OF LAND IN RICHMOND R.I. BELONGING TO THE ESTATES OF D.L. & J.S. ALDRICH, DATE: FEB. 1910, BY: FRANK E. WATERMAN, SCALE: 1" = 200'." SAID PLAN BEING RECORDED IN THE TOWN OF RICHMOND PLAT BOOK 1 PAGE 53.
- REFERENCE IS HEREBY MADE TO THAT PLAN ENTITLED "MAP OF THE ESTATE OF JOSEPH E. BAGGS RICHMOND RI, DATE: APRIL 27 & 28 1886, BY: EUGENE O. WHEELER, JOHN L. KENYON, AND GEORGE F. DAVIS, SCALE: 1" = 160'." SAID PLAN BEING RECORDED IN THE TOWN OF RICHMOND LAND EVIDENCE BOOK 12 PAGE 48.
- REFERENCE IS HEREBY MADE TO THAT PLAN ENTITLED "PLAN FOR A NEW LAYOUT OF A HIGHWAY ACROSS THE LAND OF HEIRS OF D.L. ALDRICH IN RICHMOND, R.I. DATE: SEPT 7, 1896, BY: JOHN L. KENYON, HALSEY P. CLARKE, AND CHARLES J. GREEN, SCALE: 1" = 60'." SAID PLAN BEING IN THE TOWN COUNCIL RECORDS OF 1896.



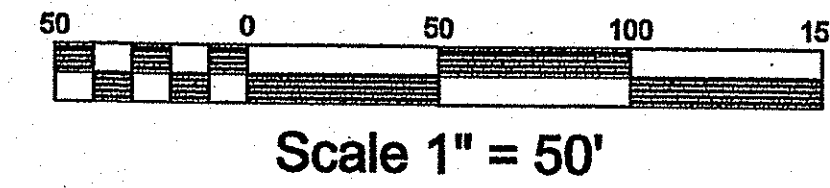
NOW OR FORMERLY
MANOR FARMS, LLC.
A.P. 10B, LOT 8
L.E. Bk. 245 Pg. 978

NOW OR FORMERLY
STORYBOOK HOMES, INC.
A.P. 10B, LOT 12
L.E. Bk. 209 Pg. 91

NOW OR FORMERLY
LOREN F. MASOG SR.
A.P. 10B, LOT 15
L.E. Bk. 97 Pg. 259

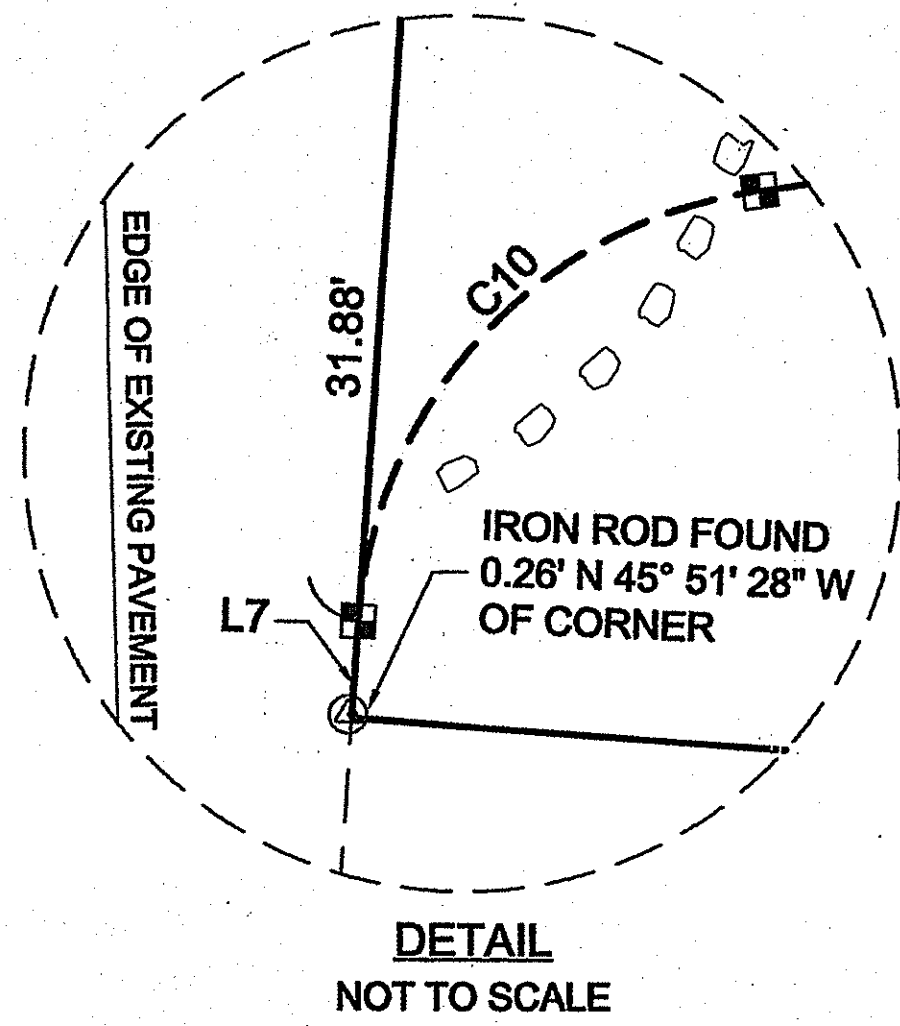
NOW OR FORMERLY
ROBERT J. & FLORENCE M. CORR
A.P. 10B, LOT 14
L.E. Bk. 26 Pg. 62

NOW OR FORMERLY
STATE OF RHODE ISLAND
A.P. 10B, LOT 9
L.E. Bk. 51 Pg. 370



LEGEND

- UTILITY POLE FOUND
- GRANITE /STONE BOUND FOUND
- GRANITE BOUND TO BE SET
- ⊙ IRON ROD/PIPE FOUND
- ⊙ IRON ROD WITH CAP SET
- ○ ○ REMNANTS STONEWALL FOUND
- × × × WOODEN FENCE FOUND
- EXISTING PROPERTY LINE
- - - PROPOSED PROPERTY LINE
- - - ABUTTER PROPERTY LINE



LOT CURVE DATA TABLE

NUMBER	Delta Angle	Radius	Length	Chord Bearing	Chord Length
C1	17°31'29"	130.00	39.76	S 72°57'12" W	39.61
C2	26°50'52"	170.00	79.66	S 77°36'54" E	78.93
C3	50°28'44"	15.00	13.22	S 65°47'58" W	12.79
C4	43°36'36"	40.00	30.45	S 62°21'54" W	29.72
C5	113°37'49"	40.00	79.33	N 39°00'54" W	66.95
C6	123°43'02"	40.00	86.37	N 79°39'32" E	70.54
C7	50°28'44"	15.00	13.22	S 63°43'18" E	12.79
C8	26°50'52"	130.00	60.92	N 77°36'54" E	60.36
C9	17°31'29"	170.00	52.00	N 72°57'12" E	51.79
C10	77°40'26"	25.00	33.89	N 42°52'43" E	31.36
C11	90°00'00"	30.00	47.12	S 40°57'30" E	42.43
C12	90°00'00"	30.00	47.12	S 49°02'30" W	42.43

LOT LINE DATA TABLE

NUMBER	Length	Chord Bearing
L1	74.37	S 81°42'56" W
L2	81.08	S 64°11'28" W
L3	62.64	N 88°57'40" W
L4	62.64	S 88°57'40" E
L5	81.08	N 64°11'28" E
L6	54.44	N 81°42'56" E
L7	5.17	N 04°02'30" E

Kindly be advised that this Permit is not equivalent to a verification of the type or extent of freshwater wetlands on site.

THE PERIMETER SURVEY AND PLAN CONFORMS TO A CLASS I STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.

BY: *[Signature]*
REGISTERED PROFESSIONAL LAND SURVEYOR DATE

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
REVIEWED SITE PLAN APPLICATION NO.: 15-0024
DATED - APR 21 2015
SEE LETTER OF SAME DATE.

THIS PLAN IS TO BE INDEXED UNDER THE FOLLOWING ROADS:
1. SWITCH ROAD
2. PADDLE POINT ROAD

RECORD PLAN FOR
MEADOW BROOK FOREST
A MAJOR RESIDENTIAL SUBDIVISION
LOCATED AT
POLE 1839 - SWITCH ROAD
RICHMOND, R.I.

Drawn By: JPL Checked By: DRC
Scale: 1" = 50' Date: 02/11/2015

REVISIONS

NO.	REVISION	DATE

DANIEL R. COTTA
Professional Engineer / Professional Land Surveyor
No. 21115

AMERICAN ENGINEERING, INC.
DANIEL R. COTTA Professional Engineer / Professional Land Surveyor
400 South County Trail - Suite A 201
Exeter, Rhode Island 02822
Phone (401) 294-4090 / Fax (401) 294-3625

GRADING PLAN
FOR
MEADOW BROOK FOREST
A MAJOR RESIDENTIAL SUBDIVISION
BEING A.P. 10B, LOT 12
LOT AREA = 13.19 AC.

PROPERTY OWNER/APPLICANT
STORYBOOK HOMES, INC.
195 WIDOW SWEETS ROAD
EXETER, RI 02822

PARCEL ZONING R-3
MINIMUM LOT AREA = 3.0 AC.
MINIMUM FRONTAGE = 300'
FRONT SETBACK = 50'
SIDE SETBACK = 35'
REAR SETBACK = 100'

TOWN OF RICHMOND, RHODE ISLAND
RECEIVED FOR RECORD

AT _____ M. _____

MAP # _____ SLIDE # _____

Tracy A. Nelson
Town Clerk

APPROVED BY THE ADMINISTRATIVE OFFICER

Rob Rock _____ Date _____

PROPOSED DRAINAGE STRUCTURE TABLE

STRUCTURE NUMBER	RIM	INV. IN	INV. OUT	DISTANCE TO NEXT STRUCTURE	SLOPE	PIPE SIZE	GRATE TYPE (CAPACITY)
CB #1	67.24	—	64.24	0.6' TO INFILTRATORS	0.05	12" RCP	Single
CB #2	67.24	—	64.24	0.6' TO INFILTRATORS	0.05	12" RCP	Single
CB #3	70.00	66.88	66.88	24' TO FE 1	0.01	12" RCP	Single
CB #4	70.00	—	67.00	12' TO CB 3	0.01	12" RCP	Single
CB #5	72.39	69.27	69.27	107' TO CB 3	0.022	12" RCP	Single
CB #6	72.39	—	69.39	12' TO CB 5	0.01	12" RCP	Single
FE #1	—	—	66.64	—	0.01	12" RCP	—

TESTHOLE DATA

TESTHOLE#	GROUND ELEV.	WT DEPTH	WT ELEV.	SOIL CATEGORY	LOADING RATE
TH-1	73.43	8'-6"	64.83	1	.70 GAL/FT/DAY
TH-2	73.56	8'-6"	65.09	1	.70 GAL/FT/DAY
TH-3	69.12	8'-6"	60.62	1	.70 GAL/FT/DAY
TH-4	70.09	8'-6"	61.59	1	.70 GAL/FT/DAY
TH-5	71.39	8'-6"	62.89	1	.70 GAL/FT/DAY
TH-6	69.30	8'-6"	60.80	1	.70 GAL/FT/DAY
TH-7	68.53	10'	58.53	1	.70 GAL/FT/DAY

OWTS SIZING TABLE

PARCEL	DAILY FLOW	TESTHOLE#	LEACHING AREA REQUIRED	LEACHING AREA PROVIDED
1	460 GAL	TH-2	657 SF	780 SF
2	460 GAL	TH-3	657 SF	780 SF
3	460 GAL	TH-5	657 SF	780 SF

OWTS ELEVATIONS (SHALLOW GALLEYS)

DESCRIPTION	EXISTING GRADE	CHAMBER INVERT	BOTTOM OF CHAMBER	BOTTOM OF STONE	WATER TABLE	MIN GRADE	MAX GRADE
LOT 1	73.50	71.10	70.10	69.10	65.00	73.50	74.50
LOT 2	69.50	67.50	66.50	65.50	61.00	69.00	70.00
LOT 3	71.50	69.50	68.50	67.50	63.00	71.00	72.00

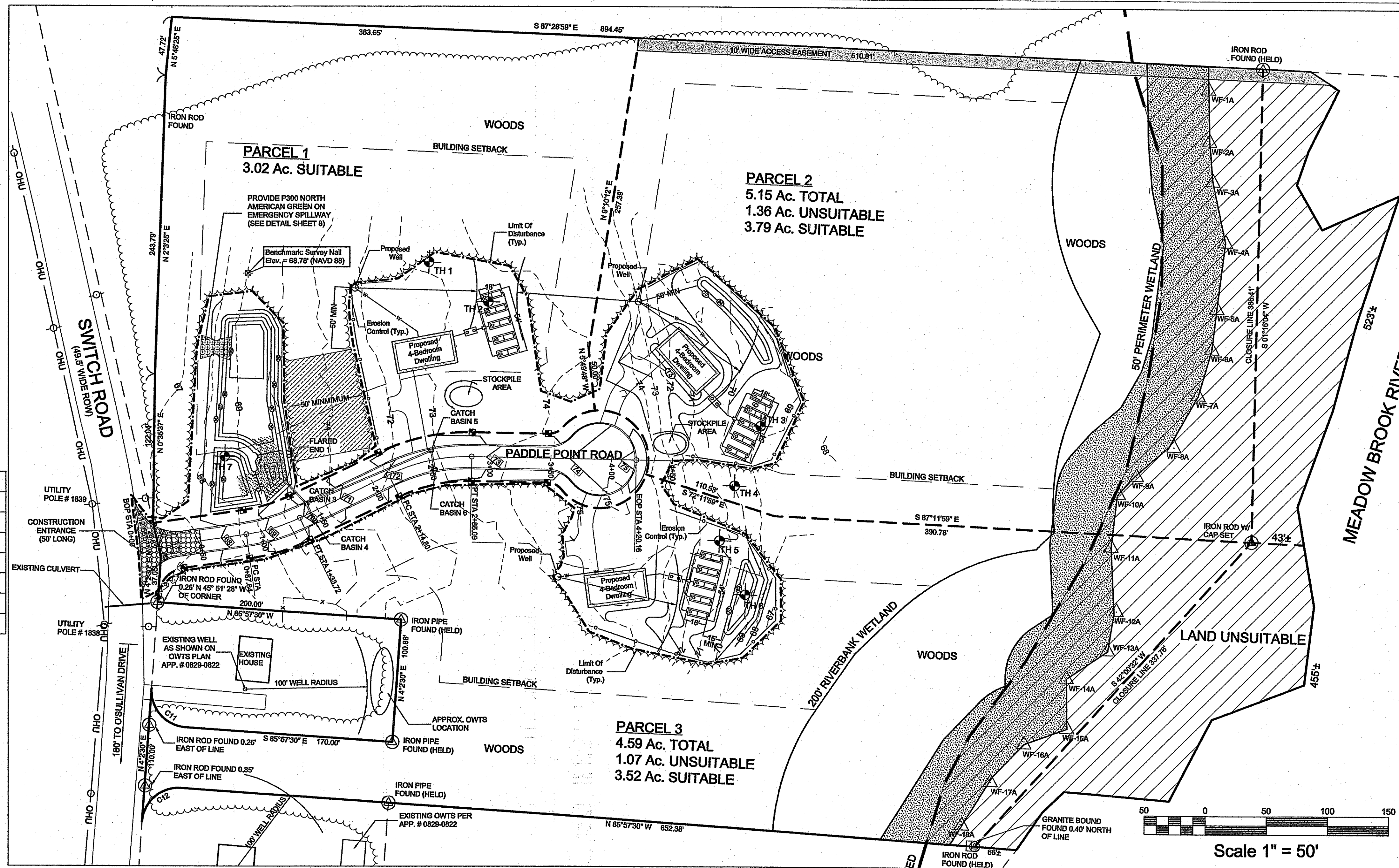
LEGEND

- UTILITY POLE FOUND
- GRANITE/STONE BOUND FOUND
- GRANITE BOUND TO BE SET
- IRON ROD/PIPE FOUND
- IRON ROD WITH CAP SET
- REMNANTS STONEWALL FOUND
- WOODEN FENCE FOUND
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- ABUTTER PROPERTY LINE
- EROSION CONTROL
- LIMIT OF DISTURBANCE
- QUALIFYING PERVIOUS AREA (SEE SHEET 6 FOR DETAILS)
- PROVIDE R-4 RIP RAP

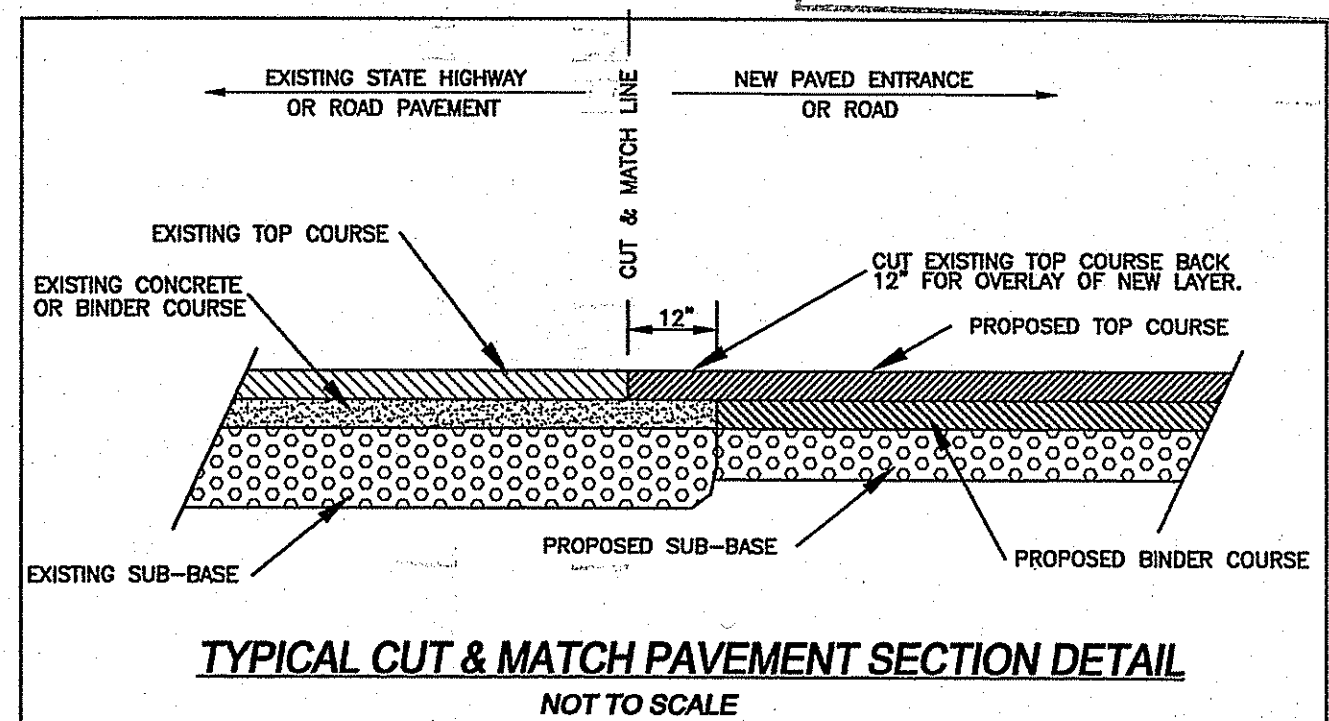
NOTES:

- THIS SITE DOES NOT FALL WITHIN A CRITICAL RESOURCE AREA AS DEFINED IN SD 19.00.
- THERE ARE NO EXISTING INDIVIDUAL SEWAGE DISPOSAL SYSTEMS WITHIN 100' OF THE LIMIT OF DISTURBANCE, EXCEPT AS SHOWN ON PLAN.
- THERE ARE NO EXISTING DRAINS WITHIN 100' OF THE LIMIT OF DISTURBANCE EXCEPT AS SHOWN ON PLAN.
- THERE ARE NO EXISTING OR PROPOSED PRIVATE WELLS WITHIN 200', EXCEPT AS SHOWN ON PLAN.
- THERE ARE NO EXISTING OR PROPOSED PUBLIC WELLS WITHIN 400' OF THE LIMIT OF DISTURBANCE, EXCEPT AS SHOWN ON PLAN.
- THERE ARE NO WETLANDS IN THE AREA OF PROPOSED LOTS, EXCEPT AS SHOWN ON PLAN.
- THE PROPOSED LOTS ARE PRIMARILY WOODED.
- THERE ARE NO AREAS OF AGRICULTURAL USE ON THIS SITE EXCEPT FOR THE GRASSED ENCROACHMENT FROM THE TURF FARM ON THE NORTHERLY PORTION OF THE SITE.
- THIS PROPOSED SUBDIVISION IS NOT LOCATED WITHIN ANY OF THE FOLLOWING AREAS: NARROW RIVER SPECIAL AREA MANAGEMENT PLAN, SALT BASINS SPECIAL AREA MANAGEMENT PLAN.
- THIS PROPOSED SUBDIVISION IS LOCATED WITHIN THE FOLLOWING AREA: AQUIFER OVERLAY DISTRICT, NATURAL HERITAGE HISTORIC DISTRICT, THE ZONE "A" FLOOD ZONE (PARTIALLY).
- THE WETLAND EDGE WAS FLAGGED BY KATHLEEN P. MANGAN, INC. IN DECEMBER 2014.
- WETLAND FLAGS WERE LOCATED WITH A POSITIONAL ACCURACY OF +/- 1'.
- THE PERIMETER SURVEY WAS PERFORMED TO CONFORM TO THE ACCURACY OF A CLASS I STANDARD.
- ALL BENCHMARKS ARE TO BE SET WITHIN 150' OF EACH SYSTEM AT TIME OF CONSTRUCTION.
- THE LOCATION OF ALL PROPOSED UTILITIES TO BE UNDERGROUND SHALL BE DETERMINED BY THE RESPECTIVE UTILITY COMPANY. UNDERGROUND ELECTRIC, CABLE, AND TELEPHONE SERVICES ARE PROPOSED FOR THIS SUBDIVISION.

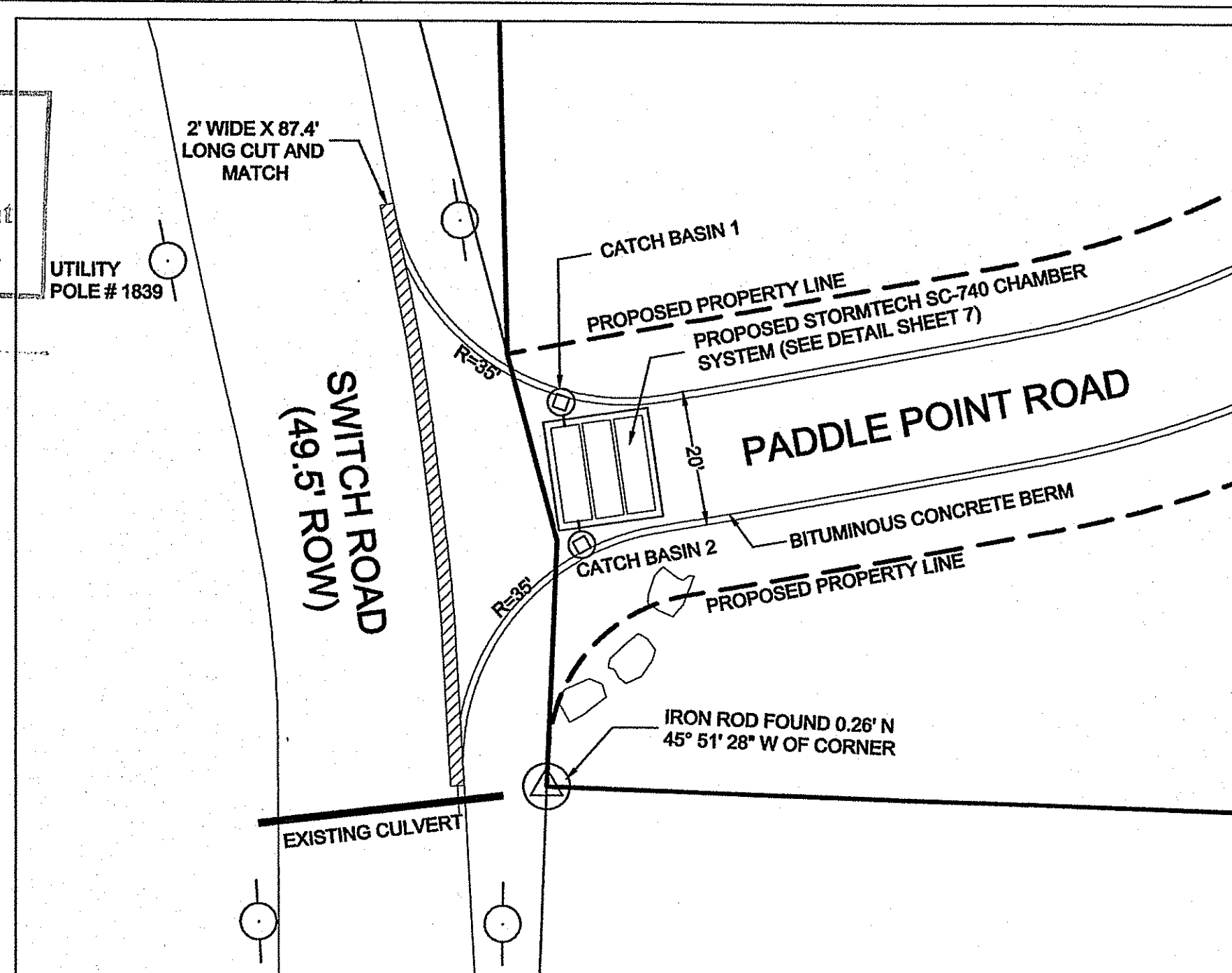
OVERALL GRADING PLAN
SCALE 1"=50'



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DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
REVIEWED SITE PLAN APPLICATION NO.: 15-0021
DATED APR 21 2015
SEE LETTER OF SAME DATE.



GRADING PLAN FOR
MEADOW BROOK FOREST
A MAJOR RESIDENTIAL SUBDIVISION
LOCATED AT
POLE 1839 - SWITCH ROAD
RICHMOND, R.I.

Checked By: DFC
Date: 02/11/2015

Drawn By: JPL
Scale: 1" = 50'

REVISIONS

NO.	REVISION	DATE

DANIEL R. COTTA 6147
REGISTERED PROFESSIONAL ENGINEER
2/11/15

DANIEL R. COTTA 1818
REGISTERED PROFESSIONAL LAND SURVEYOR
2/11/15

AMERICAN ENGINEERING, INC.
Professional Engineer/Professional Land Surveyor
DANIEL R. COTTA
400 South County Trail - Suite A 201
Exeter, Rhode Island 02822
Phone (401) 294-4090 / Fax (401) 294-3625

PLAN AND PROFILE
FOR
MEADOW BROOK FOREST

A MAJOR RESIDENTIAL SUBDIVISION

BEING A.P. 10B, LOT 12
LOT AREA = 13.19 AC.

PROPERTY OWNER/APPLICANT
STORYBOOK HOMES, INC.
195 WIDOW SWEETS ROAD
EXETER, RI 02822

PARCEL ZONING R-3
MINIMUM LOT AREA = 3.0 AC.
MINIMUM FRONTAGE = 300'
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TOWN OF RICHMOND, RHODE ISLAND
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MAP # _____ SLIDE # _____

Tracey A. Nelson
Town Clerk

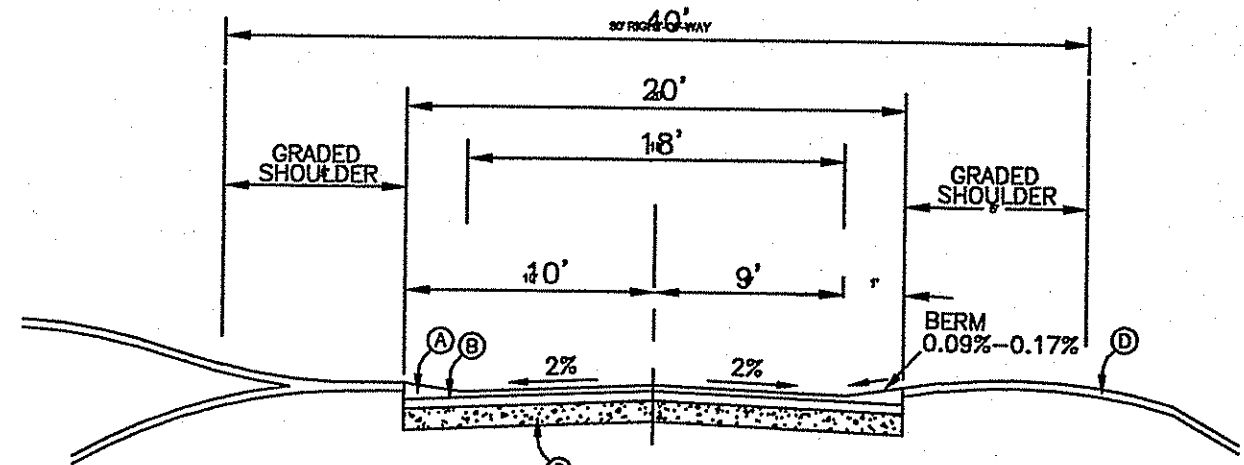
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Rob Rock _____ Date _____

LEGEND

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- GRANITE/STONE BOUND FOUND
- ▣ GRANITE BOUND TO BE SET
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- EXISTING PROPERTY LINE
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- - - ABUTTER PROPERTY LINE
- ▨ PROVIDE R-4 RIP RAP
- ▨ QUALIFYING PERVIOUS AREA (SEE SHEET 6 FOR DETAILS)

PADDLE POINT ROAD

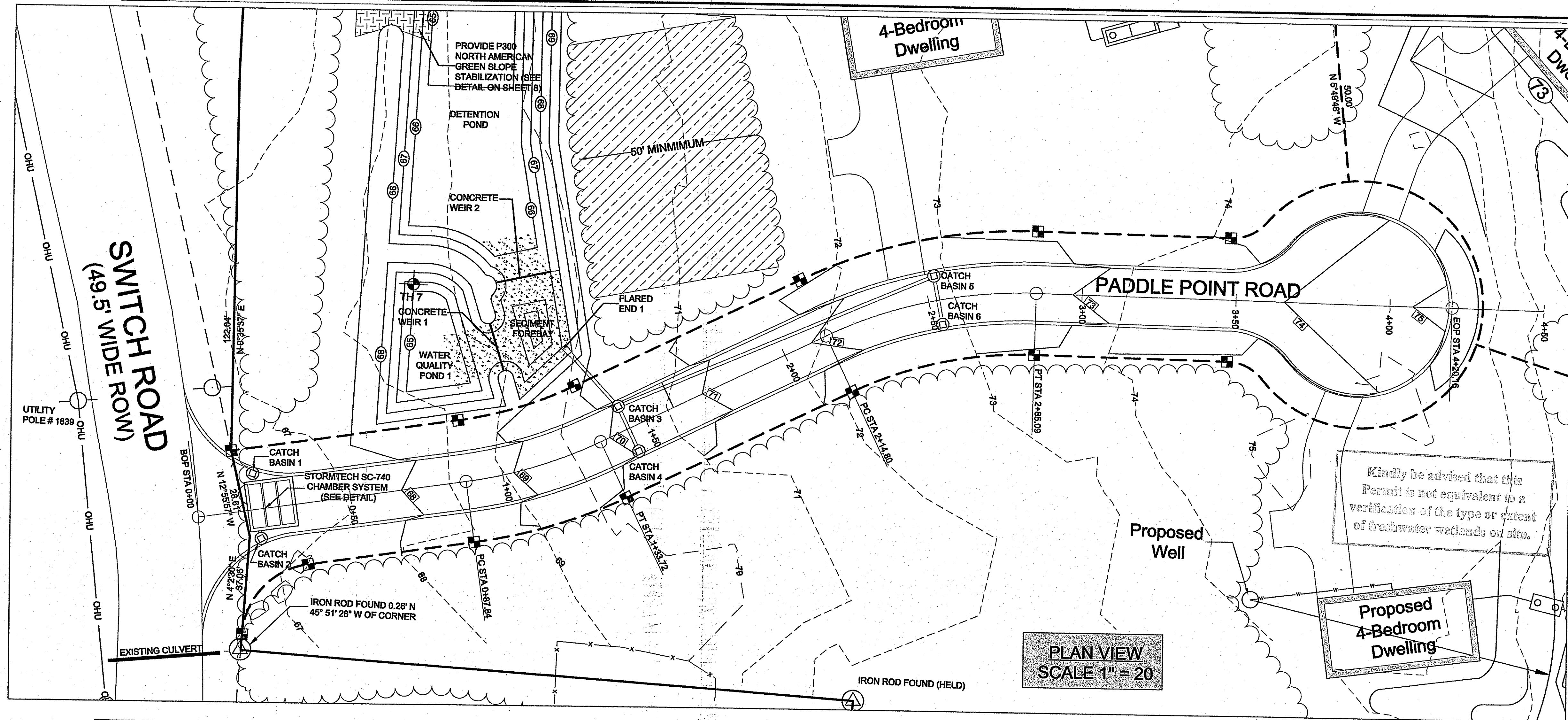


TYPICAL ROADWAY SECTION

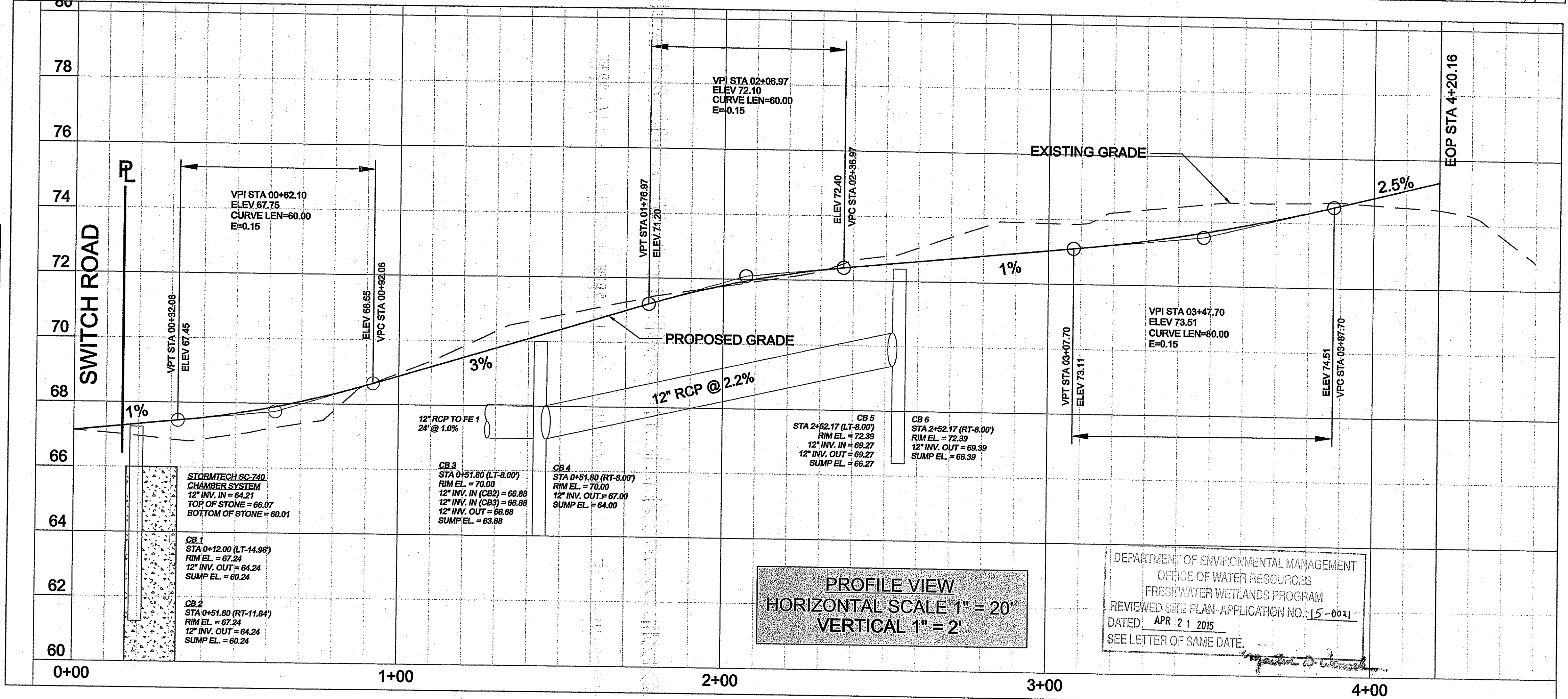
NOT TO SCALE

- Ⓐ 1-1/2" TYPE I-1 BITUMINOUS CONCRETE SURFACE COURSE.
- Ⓑ 2-1/2" BITUMINOUS CONCRETE BINDER (MODIFIED) COURSE.
- Ⓒ GRAVEL BORROW BASE COURSE 9" IN CUT & FILL AND 15" IN LEDGE CUT.
- Ⓓ 4" LOAM WITH TYPE I II OR III SEED.

NOTE: Ⓐ, Ⓑ REFERENCE RIDOT SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION SEC. M.03
Ⓒ REFERENCE RIDOT SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION SEC. M.01.02



PLAN VIEW
SCALE 1" = 20'



PROFILE VIEW
HORIZONTAL SCALE 1" = 20'
VERTICAL 1" = 2'

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
REVIEWED SITE PLAN APPLICATION NO. 15-001
DATED APR 21 2015
SEE LETTER OF SAME DATE.

PLAN AND PROFILE

FOR
MEADOW BROOK FOREST

A MAJOR RESIDENTIAL SUBDIVISION
LOCATED AT
POLE 1839 - SWITCH ROAD
RICHMOND, R.I.

Drawn By: JPL
Checked By: DFC
Scale: AS SHOWN
Date: 02/11/2015

NO.	REVISIONS	DATE

DANIEL R. COTTA
PROFESSIONAL ENGINEER
2/11/15

DANIEL R. COTTA
PROFESSIONAL LAND SURVEYOR
2/11/15

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